



Gillespie Field Development Council



A Joint Powers Agreement Between the City of El Cajon and County of San Diego
Airport Administration Building ♦ 1960 Joe Crosson Drive ♦ El Cajon, California 92020-1236 ♦ (619) 956-4800

Phyllis Trombi
Chairwoman

Cliff Leary
Councilman

Bob Parker
Vice Chairman

Ramzi Murad
Councilman

Barry Bardack
Councilman

**DRAFT – SUBJECT TO GFDC
APPROVAL April 21, 2009
AMENDED* MINUTES OF February 17, 2009**

MEMBERS PRESENT	STAFF PRESENT
Phyllis Trombi	Peter Drinkwater
Bob Parker	Roger Griffiths
Cliff Leary	Lee Ann Lardy
Barry Bardack	Sarah Solis

*For others present, sign-in sheet is available in the Administration Building office.

1. ROLL CALL

Chairwoman Trombi called the meeting to order at 6:01 p.m. Mr. Murad was absent.

2. APPROVAL OF MINUTES

Mr. Parker made a motion the minutes of January 20, 2008 be approved. Mr. Bardack seconded the motion, which passed unanimously.

3. CHAIRWOMAN'S REPORT

Ms. Trombi mentioned the winter edition of Plane News which contained interesting information about a few of the County airports and their respective advisory councils. She complimented Sarah Solis for once again providing a quality newsletter.

4. VERIDIAM, INC. – FIRST AMENDMENT TO INDUSTRIAL LEASE

Ms. Lardy gave a brief presentation regarding Veridiam's 50 years on the field as a major custom metal tubing manufacturer. This company employs 142 people.

The lease requires the County and Veridiam to renegotiate rent every 5 years. Ms. Lardy reported that the County and Veridiam had agreed to execute the proposed First Amendment to this lease to implement annual step-up increases to the Base Monthly Rent over a five-year period.

The council raised questions regarding the size and necessity of the increase. They requested assurance that Veridiam was confident they could absorb the increase and that County staff would be open to discussions with Veridiam should problems arise*. Paul Tremblay and John Vance of Veridiam thanked the County and the Council for working with them and stated they were very happy with the terms of the proposed amendment. The phased-in rent will allow the County to provide some relief to one of the major employers in East County during tough economic times, while keeping aim on achieving the market rent to satisfy the FAA grant assurances.

MOTION – "It is recommended that the Board of Supervisors approve the First Amendment to the Industrial Lease with Veridiam, Inc., as recommended by staff."

Mr. Parker moved the motion be approved. Mr. Bardack seconded the motion, which passed unanimously.

5. UNITED STATES BORDER PATROL – FIRST AMENDMENT TO NON-AVIATION LEASES

Ms. Lardy stated that Border Patrol continues to use their facility as a vehicle storage and maintenance facility. Customs and Border Protection (CBP) legal staff along with the Department of Homeland Security have determined that they need a change to their lease in order to meet federal criteria. The proposed first amendment changes are: 1.7 Term - The Amendment will reflect a change of term to a two-year base term and four one year options; 1.9 Availability of Funds – The Federal Government's obligation of performance is contingent upon the availability of appropriated funds from which payment for contract purposes can be made.

MOTION – "Gillespie Field Development Council recommends that the Board of Supervisors approve the First Amendment between the County of San Diego and the United States Border Patrol."

Mr. Bardack moved the motion be approved. Mr. Leary seconded the motion, which passed unanimously.

6. REAL PROPERTY UPDATE

Ms. Lardy gave a detailed presentation regarding the revised Cajon Air Center planned development schedule. The presentation covered program environmental impact report/ environmental assessment (PEIR/EA) completed tasks; PEIR/EA next steps, public review and completion; infrastructure

development completed tasks and next steps; and request for proposals aviation/hangar development information.

Ms. Trombi reiterated GFDC's concern for the delays the development has experienced. She recognized that County staff is working hard to meet deadlines and complete more than one requirement at a time; however, potential funding and economic vitality are lost when the project is delayed.

7. AIRPORTS FINANCIAL PRESENTATION

Mr. Cruz gave a presentation illustrating expenses and revenues for Fiscal Year 2008-2009, Airport Capital Improvement Projects for each County Airport, the adopted revenue and expenditure budgets, as well as "shovel ready" projects in case Airports receives any stimulus money from the U.S. Federal Government. He stated that over the next 5 years Gillespie's planned projects and expenditures will exceed revenue projections for self sufficiency. Mr. Cruz stated that County Airports is a system of airports and that each airport contributes to, and takes from the Airport Enterprise Fund.

8. AIRPORTS DIRECTOR UPDATE

Mr. Drinkwater discussed the economic stimulus priority projects that are being developed and will be submitted for funding to various agencies where money might be available. An upcoming meeting with FAA will determine the priority of some requests for FAA grant assistance. The full program for economic stimulus is in development throughout the County departments. He stated that Airports is dependent upon the broader County support network in the execution of funds that might be received. We are attempting to position ourselves to have use of fast track contracts and other mechanisms for obligating and expending stimulus money. Regular Airports projects eligible for ACIP funding will still follow our normal application process.

9. CHAIRWOMAN'S APPROVAL OF SEMI-ANNUAL GILLESPIE FIELD DEVELOPMENT COUNCIL REPORT FOR COUNTY BOARD OF SUPERVISORS

Ms. Trombi stated that she would add a couple items to the report, one being the GFDC's concern that the Cajon Air Center project was being delayed and the other being that GFDC supports the soon to be adopted ALUCP developed by the San Diego Regional Airport Authority.

10. AIRPORT MANAGER UPDATE

Mr. Griffiths stated there were a total of 17,768 total operations and 3 noise complaints in January. He stated that heavy grade grates were being installed around the edge of the west transient ramp for safety, to prevent trash build up and to allow vehicles to drive over that area.

11. OPPORTUNITIES FOR MEMBERS OF THE PUBLIC TO ADDRESS THE GILLESPIE FIELD DEVELOPMENT COUNCIL ON MATTERS NOT PREVIOUSLY DISCUSSED

Howard Merritt of the GPA and CAF complimented staff and asked that lease rates not go up; he stated that CAF is hurting.

Jim Gombold of the GPA shared some photos of pilot's lounges in local airports. He stated that he spoke with Mr. Griffiths regarding the empty desk in the terminal. Mr. Gombold and Mr. Griffiths would work out the details at a later date.

12. RECOMMENDATIONS BY THE COUNCIL FOR ITEMS TO BE DISCUSSED DURING A FUTURE GILLESPIE FIELD DEVELOPMENT COUNCIL MEETING

There were no recommendations by the council for future items.

13. OLD BUSINESS

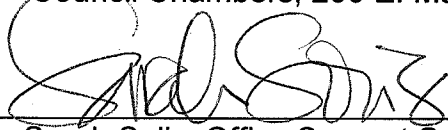
There was no old business.

14. NEW BUSINESS

There was no new business.

Ms. Trombi adjourned the meeting at 7:27 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Tuesday, April 21, 2009 in City Council Chambers, 200 E. Main Street, El Cajon.

By

 4/27/09

Sarah Solis, Office Support Specialist

* Amended April 21, 2009